Wiechers Made a Contract -And the Woman Paid

BUYING A HOUSE IN THE COUNTRY

What She Did Buy Was Only a Contract. Now She Has Lost Her Home and Her Labor-and Her Hope. The Wiechers Have Her Money-but It Is All Strictly Legal, Mind You. Perhaps, in the Greater Reckoning, Matters Will Be Straightened Out, but Meanwhile Mary Is Ending Her Days in a Tenement.

By SAMUEL HOPKINS ADAMS.

Adolph Wiechers Realty Company, and a "party of the second study of the situation and is confident that his client in part," Mary Murphy, and a duly qualified lawyer to certify it all study of the situation and is confident that his client is on firm correct. And if back of it there is a history of catastrophe and ground. He writes: ruin-petty catastrophe, to be sure, and ruin reckoned in figures so small as to be of no practical concern to any but the victim- plained the situation to them, exhibiting the papers in the case to it is nevertheless reassuring to realize that it was all entirely and them, and they have thereupon decided to take no action upon

The principal personages of this minute financial drama are woman of forty-two. She lives in a rather grim tenement. Toil tract between his client and Mary Murphy. has broken her. Adolph Wiechers is a man still young at an age She contributed \$500. She didn't know that she was contributing. She thought that she was buying a home for herself and she was really buying was a contract. It is a strictly legal contract, within the law. Mary's opinion of the law is regrettable. as will be seen presently. No court can touch it. That is why

When Mary Murphy first encountered the Wiechers she lived above all courts. in a \$9-a-month tenement at 10th avenue and 55th street. From childhood she has been a grubber. Her father was paralyzed and blind. Her mother was a factory hand. Later there was the little relative to care for. Mary did the caring. She was a "casual," working where she could get jobs; in factories, in packing houses, in the cellar departments of the big stores. Finally the washtub claimed and chained her. Through it all she kept decent, and-wonder of wonders!-hopeful. The mainstay of her hope was \$500 left after her mother's death, saved out of fourteen years slaving in a carpet factory. Mary put it in the bank. There it drew interest until one day Mary read in the Evening Telegram an investment advertisement, in the classified columns.

(And, incidentally, I believe in my heart that if the amount of hell's own work done by those Evening Telegram columns could be known, not even James Gordon Bennett would accept the money wrung by them from the cheated hopes of the poor.)

"A Working Man's Grand Opportunity" the advertisement was headed, and it went on to say that a private party would sell in comfort and peace. In response to it Mary called at the Wiech- legal! ers' West End Avenue house, supposing, in her simple faith in print, that she was dealing with a private person. She knew noth- ROADS COUNTER ing of the character of the Evening Telegram's money-trap columns. Why should she? And she knew nothing of the character of the Wiechers' business. How could she? To her the two Wiechers appeared as suave, obliging and courteous gentlemen. who were ready to sell her a desirable lot in Smithtown, L. I., on Insist on General Discusthe most obliging terms. They assured her that Smithtown fairly bloomed with opportunities for a washerwoman to get work at good prices-oh, much better than city prices-and that she would be saving all her city rentals and putting the money into her own property; establishing a healthful, happy home for her old age, etc., etc. Only after she had drawn from the bank her four brotherhoods of railroad employes.

At the conference in the Engineering Societies Building leaders of the four brotherhoods of railroad employes are in charge of "Junior Evening." entire \$500 and the interest did she discover that she was dealing and representatives of the railroads with a real estate company. Whatever misgivings developed were yesterday began the discussion of the soothed by the persuasive Wiechers. They assured her that they day and higher wages. themselves would give her plenty of work; that washing enough The session was marked by a coun to keep her busy seven days in the week-if she were willing to do ter proposal, made by Elisha Lee to keep her busy seven days in the week—it she were withing to do chairman of the National General Conit all—would be waiting for her. As for the moving, that would ference Committee of the Railways and cost her only \$12. If it were more they would pay the difference. assistant general manager of the

So Mary paid over her \$500, on account of \$1,375, the bal- Pennsylvania Railroad. When the So Mary paid over her \$500, on account of \$1,575, the Bat men's demands were presented to the ance to be paid \$10 monthly, and received in return—a contract.

What really worked the undoing of Mary Murphy was a employes' organizations announced clause in that contract, perfectly legal in itself and which if properly understood by the parties making it and justly availed of any other provisions of the present might work no injustice, as has been true in many another case of fected by their demands. The railthe use of this time-stained though law-supported clause. But roads replied that they would insist Mary Murphy did not know that it was there and would not have on a discussion of the rules and regu-

understood its legal effect if she had.

To state it in non-legal terms, it provided that if Mary Murphy schedule contracts affected by the defailed to make any monthly payment by the first of the next yesterday.

Mr. Lee said: "The railroads have what instalments she had already paid. Mary got nothing. As a point of interest it may be noted that the Wiechers were selling month the Adolph Wiechers Realty Company got her \$500, plus Mary Murphy a lot with a house on it. Yet there is no mention rules, but inasmuch as your proposals contemplate fundamental changes in of that house in the agreement to sell. Mary never read the agreement at all. Probably she would not have understood it if she had. And, anyway, she trusted the generous gentlemen with whom she dealt.

The moving cost visions in the schedules or practices

The rest of the story is short, if not sweet. The moving cost The rest of the story is short, if not sweet. The moving cost thereunder governing compensation in Mary \$26.40. She reminded the Wiechers of their promise of help. They smiled it away. The house was a ramshackle building rendered unfit for occupancy because of a leaky roof. Also the ceilings had fallen. Ceilings will when the roof lets in the rain. Mary applied to have the roof mended. The Wiechers said she must pay for it; \$60. All quite right and legal. But Mary hadn't the \$60. The roof continued to leak.

The Wiechers did give her their washing, as promised; a heavy washing, which took her three days in the week to do. They reckoned it as two days' work at \$1.50 a day. When the bill reached \$12 they urged her to let it apply on payments on sation under the present schedule and reached \$12 they urged her to let it apply on payments on those which would exist under the

the house. She did. Subsequently she applied \$21 more in the same way. She thought it was on her house. The Wiechers must have enjoyed a laugh over that. All perfectly legal, too.

Of course, there was no such return for her industry in the locality as to enable her to make a living and the required payments also. And if she could have done so there were unnoticed MARY MURPHY THOUGHT SHE WAS clauses binding her to pay interest semi-annually, to keep the buildings "(if any) in good repair and paint," to pay fire insurance; also to plant and maintain "a good, live California privet hedge." Legal, absolutely legal! But where was Mary Murphy to get a good, live California privet hedge? And how maintain it with work scarce and pay being turned in on the payments on

Of course, it happened. It was bound to happen. It was even foreseen to happen; look at the perfectly legal contract! Mary fell behind. She lost her home. She lost her \$500. She lost her instalments. She lost her labor. The Wiechers got it all.

Mary is back in the tenement now, trying to support herself and the little dependent girl. It isn't as pleasant there as it was in the Long Island home. Mary thinks it hard that she should have had to give it up and lose her money. She wrote to This is the story of a strictly legal transaction. Its legality is The Tribune to state her belief that it is hard. Perhaps it is hard. proven by unimpeachable documents, couched in exact terms. But it is legal; strictly legal. This on the authority of an experi-

"I have taken up this matter with several attorneys and ex-

Believing, as I do, that most lawyers are human, I should like Mary Murphy and Adolph Wiechers. Mary Murphy is an old to know what Mr. Swarts, business apart, really thinks of that con-

Mary will probably finish her days in the tenement. Strange considerably greater than Mary Murphy's. He lives on West End as it may seem, she appears to have suffered a lapse of ambition Avenue and has a country place at Ronkonkoma, L. I. He is and hope. She hardly expects at her age to be able to save president of the Adolph Wiechers Realty Co., wherein his son, enough, while supporting herself and the little girl, to buy an-Adolf Wiechers, Jr., is associated with him. Fat living has kept other place in the country. She wishes she might. Mary likes the them sleek. Mary Murphy is one of the contributors to the living. country. And tenement life is harsh in summer. She doesn't quite understand why it is that she can have neither the place that Mr. Wiechers agreed to sell her nor her money back. It is wasted the little destitute adopted niece who lives with her. What time and consolation to assure her that the transaction was well

As for the Wiechers, father and son, I can devise no words I am going quite beyond the ordinary scope of The Tribune Bureau suitable to portray gentlemen so candid and law-abiding. But of Investigations to describe it and its workings, in the hope that my memory is better than my invention, and I recall an early Kippublicity may inform others concerning the Wiechers methods and, ling poem dealing with the fate (strictly legal, be it noted) of a incidentally, mete out to them some slight measure of extra-legal helpless human pawn, sacrificed by the Powers that Be, in India; and the final verse with its appeal to the eternal justice that is

"And when the Last Great Bugle-Call Adown the Hurnai throbs, When the last grim joke is entered In the big black Book of Jobs, And Quetta graveyards give again Their victims to the air, I shouldn't like to be the man Who sent Jack Barrett there."

Poetically, Long Island is an unromantic locality to substitute for the Hindustan of Kipling; and "Mary Murphy" in place of "Jack Barrett" will not improve the metre. But, geography and poesy apart, the Wiechers might read the change into the verse without altering the essential purport. Here and now, their position is secure, impregnable. The law supports them. But when lace or emb'y reg. 49.........................36 the Greater Reckoning is called and man-made legalities and technicalities are chaff before the coursing winds of the Mightier Justice, how much weight as against Mary Murphy and her withered life and labor and hope will attach to that eminently sound clause on easy terms a delightful and cheap home in the country, where of the Wiechers' "agreement" which took away her home and her a workingman with a little money could spend his declining years savings and left her a barren sheet of stamped paper—strictly Extra Size Corset Covers—Cambrie

IN WAGE PARLEY

sion of Contracts Before Decision.

lations interwoven in the present rate structure and any provisions in the

nciples as they apply to such

nensation to be applied to all members of a train and engine crew; two or more differently paid classes of service pal proportionate rates, according class of service, with not less than minimum day for the combined ser-

Comparison of the rates of compen

schedule proposed by the men took up the greater part of the session.

N. Y. Law Juniors to Meet.

"Junior Evening," an annual event School, will be celebrated Saturday night, June 10, at Reisenweber's by the class of 1918. Among the guests will be Dean Chase, Professor Israel Wash-burn, Professor Carr and Professor Hart. Justice Clarence J. Shearn and Justice Crane will speak. Officers of Justice Crane will speak. Officers of the class are: President, Joseph L. Greenberg; vice-president, George J. Carr; secretary, Louis J. Hart; treas-

"Dixie Weaves"

Sounds cool, doesn't it?

And they're mighty well named-these light, allwool Tropical Fabrics that have been tailored so faultlessly into smart Summer Clothes by

Hart Schaffner & Marx

You're bound to like them -when Broadway becomes the Torrid Zone-they're so stylish; and hold their shape so well.

Priced \$12.50 to \$20.

Wallach

Third Ave., Cor. 1274 St. ? Open 246-248 West 125th St. ; Evenings

Following Offerings on Sale Both MONDAY

HEARN



WENTY-SECOND JUNE SALE

Are You Taking Advantage of Its Economies? APPAREL and UNDERMUSLINS for Women

APPAREL and UNDERMUSLINS for Misses and Girls APPAREL and FURNISHINGS for Boys and Young Men APPAREL and UNDERWEAR for Babies and Wee Tots

AT SPECIALLY LOWERED "SALE" PRICES

UNDERMUSLINS

for Women and Children

Extra Size Underwear, as well as Satin and Crepe de Chine, are included in this Sale.

EACH SALE means former customers returning and new customers gained. EACH SALE has a cumulative force that makes every sale here a success and brings us a constantly increasing trade.

Its offerings arouse interest and its values make purchasers of those who come to look-To-morrow, new, fresh assortments at each price and BETTER VALUES than ever-Come and see for yourself. Petticoats-Wide embroidery

deep flounce of fisheye Val. with interspersed emb'y inserts-ribbon beading and bow-

Nainsook Corset Covers-emb'y

Cambric Drawers-H. S. hem and

Corset Covers-Nainsook and Dotted

Swiss pointed emb'y back and front or emb'd edges and medallion reg. 49.....

Corset Covers—nainsook—more than a dozen dainty models, with lace or emb'y, medallions, etc.— among them many trim'd backs special......

yokes of lace and embroidery inserting elsewhere .98.....

Drawers Nainsook wide em-broidery ruffle or lace and in-serts also flesh tint Batiste-

Crepe de Chine Petticoats-deep

Crepe de Chine Night Dresses-

Washable Satin Night Dresses-

hemstitching and picot edge ruffle

reg. \$3.98...

Night Dresses-Embroidery trim'd neck-reg. .49 and .59....38 Night Dresses-Nainsook and Cambrie-V, round or high-lace or emb'y..... Night Dresses-Cambric, Nainsook, Petticoats-Nainsook and Cambrie -lace or emb'y inserts or both combined-trim'd underlay-reg. \$1.98 and \$2.25......1.45

Night Dresses-Lace yoke and Petticoats-Entire flounce of lace or handsome embroidery 1.94 bolero front and back, also several other exceptionally pretty models—were \$1.98....1.38 Petticoats-Fine Nainsook knee

Night Dresses-Nainsook charm-

ing Empire, yoke and bolero styles-some trim'd front and back-ribbon bows and rosettes

Night Dresses-Extremely daintylace yoke and sleeves Swiss embroidery—also flesh tint Batiste—r 7. \$5.984.90

Nainsook Combinations-Yokes of lace and emb'y-reg. .79..... .64 Combinations-Nainsook-waist

drawers-special......1.90 Camisoles Nainsook Allover

Chemises-Regular and envelope Extra Size Corset Covers-Good

muslin-high neck, tight fitting-reg. .29. .21 China Silk Camisoles—deep yoke front and back of net and fisheye Val.—net ruffle, ribbon edge—lace sleeves—reg. .98.......... yoke of several rows of lace and ribbon front and back or emb'y edge 44 to 52 Special48 Crepe de Chine and China Silk

Extra Size Drawers-full cut-Extra Size Drawers-Cambric

emb'y trim'd-reg. .59 and .69 .47 Extra Size Night Dresses-

Extra Size Drawers-Nainsook Extra Size Night Dresses-Cambric

Children's Night Dresses-cambric-

emb'y or lace trim'd yoke-ribbon run-2 to 16 yrs........58

Representative Sale Values in Pink Undermuslins Also.

Remarkable Showing of Fine Cretonnes

Equal in effects to foreign at \$1.00 and \$1.50 a yard-"Made-in-America" kinds, at We anticipated our needs months and months ago and now have the most

complete stock of cretonnes in Greater New York-They comprise brilliant florals, desirable shadow printings, pastel colorings, smart black and white with floral overlays, also English Chintz and wall paper designs

These worth-while offerings also:-

Art Denims—Yarn dyed—for draperies and coverings—Spec. .23 Less than to-day's wholesale cost.

Special Purchase-Imported Sunfast Draperies-

New Madras effects, sea greens, rose tints, wood and golden browns, gobelin, marine and Hague blues—double width.

Special Purchase of Plain Art Taffetas and Dimities, Rose, Nile, old gold, blue and other desirable tints-value .39.......29 Belgian Stripe Slip Coverings-

Solid tones or colored stripes—high linen finish—15 styles Special .12 1/2 50-inch Slip Coverings-Colored and tan stripes value .5545 purchase price to-day. Remnants of Fine Velours - Mill

Accumulations 50 inches wide every desirable color - 1½ to 3 yds. long for Sofa Pillows, Odd Chairs, Etc. Value by piece \$1.50

Misses' and Juniors' Wash Dresses SPECIALS FOR JUNE SALE

Prepare for Summer with pretty new frocks-at these prices several will a good investment-New styles constantly added.

Floral and embroidered voiles in white or colors-striped grenadines and natural crash-of course, there are favorite sport models of combination coat and skirt and dainty dressy styles, pretty enough for the most particular-every conceivable trimming touch-sizes 14 to 18 yrs

Regular \$3.98 and \$4.98.....June Sale 2.75 Regular \$5.98......June Sale 3.75 Regular \$6.98......June Sale 4.75

Everything for the tiny tots, whether one day or six years old—Baby's Comforts, Baby's clever little triflings, Baby's daintiest dresses and other adornments which increase Baby's individuality—All well selected—At June Sale Prices—No wonder mothers and prospective mothers love to visit Baby's Own Store—A graduate nusse at your service for selection and advice, the Really, we are more than proud of our splendidly stocked-up-to-theminute Babies' Department—Second Floor.

Babies' Summer Shirts long and short sleeves—sizes to 3 yrs.—value 29...... Nainsook Slips, Gowns and Dresses—yoke and bishop styles—some embroidery trim'd—reg. 35..... Babies' Half Wool Shirts— shell finish—long and short sleeves—high or low neck— sizes to 3 yrs.—value .49...] Babies' Nainsock Slips—About 25 styles—trim'd or hem-stitched yokes—reg. 49.... Dainty Slips of Nainsook— Shirred, embroidered, hem-stitched and handstitched Infants' Silk and Wool Shirts sizes to 6 mos. — well-known make—reg. .69..... yokes, also gowns - with dainty h. s. ruffles - reg. .59 Infants' Flannelette Wrappers and Night Gowns, with]

Slips—daintiest yokes imag-inable, many trim'd skirts-gowns are also included in this lot—reg. .79...... .57 White Daisy Cloth Wrappers and Night Gowns, with draw-string-value .59...... Still finer Slips—cute styles with box pleats, handstitch-ing between grouped tucks, lace inserts, French knots and various other trimmings -- trim'd, tucked *or plain skirts -- reg. .98.....

A splendid assortment of fine

Dainty Lawn and Nainsook
Dresses sizes to 6 years
embroidered, smocked,
French knots, lace inserts,
tucks and ribbon in dozens
of pretty conceits majority
skirts trim'd reg. 98....

Little Tots' Colored Dresses-Petticoats—Fine Nainsook—deep slashed flounce of embroidery medallions and wide shadow Val.—trim'd underlay.......4.69 Ginghams, Repp, Chambray,
Crepe and other fabrics—
more than 40 excellent
models in Bolero, Long
Waists, Middy, Belted and
many others— to 6 yrs—
reg. .98. Petticoats-Knee length-reg. .29 .21

Exceptional opportunity because of market conditions—these were purchased months ago at a very special price because of large quantity bought. NOVELTY COTTONS There is a decided advantage in coming first to this department. Surely

in the largest wash fabric department in the world-ours is, you knoweven the most fastidious can be pleased. These prices are so timely-the fabrics are ones you need now, ginghams for the children's dresses, voiles, batistes and marquisettes for fancy d resses.

Compare our values with other shops :-44-inch Flowered Voiles-Orchid, 32-inch Silk Mixed Madras-

rose, dainty patterns in various combinations of colors reg. value .69. 36-inch Blazer Stripe Voile-com

ourations of black with rose, tan, gray, green, blue, white, heliotrope—special... 44-inch Bordered Voile-Floral designs in white and tinted ground-reg. .69.....

36-inch Novelty Voile-Flowers also blazer stripes special. Flowered Batiste-Many quaint tinted grounds-regular value

Flowered Voile-Plain-striped and seeded grounds in all color combinations.......Special .11 lace flounce—underlay of net and ribbon—large bow—val, \$3.98.2.94 36-inch Figured Voile-Great

Empire style—shirring and hemstitching at neck and waist—ribbon bows—reg. \$3.98....2.94

Crinkle Crepe—small patterns in pink, blue, maize, heliotrope and black on white grounds—reg. .15 .11 neck and sleeves were \$4.98.3.90

Large assortment of patterns-woven stripes in various widths and colors—just the material for tailored waist or shirt-Special

and Night Gowns, w draw-string-value .39...

Long and Short Flannel Ger-

Pique Carriage Robes — em-broidery ruffled or scal-loped edge—reg. \$1.19.....

.77 Whitethorn Birdseye Diapers hem'd

Dozen.

 20x20
 .66
 20x40
 1.24

 22x22
 .76
 22x44
 1.38

 24x24
 .86
 24x48
 1.54

 27x27
 .97
 27x54
 1.84

.77 Lawn Pillow Shams-plain or tucked centres-embroidery ruffles-reg. .98.....

35-inch Silk Mixed Pongee-Every shade—Copenhagen, blue, rose, green, brown, gray, aprico, peach, cream, taupe, wistaris, amethyst, heliotrope, maize, yellow and black—reg. val. 39.20

44-in. Voile Skirt Lengths— Embroidered in lavender, light blue, pink, Copenhagen, green-nothing could be more demure than these graceful designs-regular \$1.49-yd. 38-inch Embroidered Marquisette-

White ground, with patterns in lavender, blue and combination color effects—reg. value 34...69 38-inch Embroidered Voiles-

38-inch Corded Voile-Black grounds

with various colored stripes in maize, heliotrope, blue and white Special

MEN'S SOFT SHIRTS......Special 1.00

Some of famous Sea Island cotton, with woven stripes—others in serge cloth with satin colored stripes—all on white grounds—soft cuffs. This cloth is used by manufacturers regularly in \$1.49 grade shirts. Since these shirts were made before dye shortage, they consist of most carefully woven and dyed fabrics. Made according to specifications, best fit is assured. No better value has been offered this seases at this price—Sizes 13½ to 18 neck.

Men's Silk Neckties Silk and crepe-large open endsunusually large assortment few duplicates a manufacturer's surplus of these newest Spring and Summer styles make this price possible—sold elsewhere .65 Our Regular Price .49

Men's Summer Pajamas Some in silk and cotton mixed, in tan, white and pink, white trimmed with pink, blue or tanothers in crepe with woven silk stripe, with or without silk fibre frogs—All sizes in lot—regular values \$2.49, \$2.69 and \$3.49, \$2.50 Special.

Special.....

Clean-up Purchase of Sheets and Pillow Cases

Clearance of a large purchase made several weeks ago standard quality muslin no dressing plain and hem-stitched pillow cases and sheets are included—the prices are way below Only Enough Left

for Monday and Tuesday. Pillow Cases. Hems 45x36.....worth .20

	45x35	.14
	Sheets.	Hemme
	63x90worth .65	
	63x99worth .74	.5
	72x90worth .74	.5
	72x99worth .79	.5
	81x90worth .79	
be	81x108worth .89	
	90x90worth .84	
	90x99worth 89	
	The state of the s	Hemstitche
•	63x90worth .75	
	72x90worth .82	.5
	81x90worth .87	
	90x90worth .92	
	80x99worth .97 Sizes before hen	ming.
	Also Bleached Muslim fine quality-worth 83	s-36-inch-
	nine quantity worth an	

JUNE SALE OF Novelty Dress and Blous FABRICS OF WHITE

45-inch Chiffon Voiles. 45-inch French Organdies ... 45-inch Lingerie Batistes ... 45-inch Chiffon Voiles 45-inch Linen Finish 36-inch Gabardines 36-inch Poplins, Repps and

Also at June Sale Prices 42-inch Chiffon Voiles-reg. 44-inch Chiffon Voiles 39-inch Chiffon Voiles 45-inch French Organdies-val. 39.45-inch French Organdies-val. 49.4 45-inch Ratines

36-inch Poplins 36-inch Gabardines..... Sports Suits, Dresses, Hals Charming Bathing Suits

54-inch Ratines

See Herald, World, American for Twenty-one (21) Morning Specials-on Sale Monday & Tuesday until 1 P. M .-- and fine list of June Sale Specials-